

**CITY OF ANKENY, IOWA
OFFER TO PURCHASE FEE TITLE AND EASEMENT**

To Seller: Karl Chevrolet, Inc.
1101 SE Oralabor Road
Ankeny, Iowa 50021

1. **Property Description.** The City of Ankeny, Iowa, on behalf of the State of Iowa, intends to acquire the fee title and temporary construction easement on property owned by you situated in Ankeny, Iowa, and legally described on the attached Exhibit, and is, by this reference, made a part hereof.
2. **Price.** The City of Ankeny agrees to pay \$5,600.00, calculated as follows:

| | | |
|---------------------|------------------------------------|------------|
| Fee Title: | 450 s.f. x \$6.50 | \$2,950.00 |
| Temporary Easement: | 2,528 s.f. x \$6.50 x 8% x 2 years | \$2,650.00 |
3. **Purpose of the Acquisition.** Seller will grant to the State of Iowa the fee title and a temporary construction easement for the purpose of the IA 160/SE Oralabor Road and SE Delaware Avenue Roadway and Traffic Signal Improvements. The Acquisition Plat and Temporary Easement Plat attached this Agreement illustrate the proposed fee title taking and the temporary construction easement area being granted. The temporary construction easement shall terminate on completion of this highway project.
4. **Real Estate Taxes.** The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.
5. **Possession.** Possession shall be upon receipt of funds.
6. **Conveyance.** Upon payment of the purchase price, Seller shall convey the fee title and the temporary construction easement to the State of Iowa, in accordance with the form provided by the City.
7. **Time is of the Essence.** Time is of the essence in this contract.
8. **Contract Binding on Successors-in-Interest.** This contract shall apply to and bind the successors-in-interest of the Seller, and Seller agrees to warrant good and sufficient title.
9. **Construction.** Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.
10. **Execution of Offer.** This Offer is executed by the City of Ankeny, Iowa, on behalf of the State of Iowa and is subject to ratification by the City Council upon its acceptance by Seller.

Parcel 23

Dated at Ankeny, Iowa, this 5th day of August, 2016.

FOR THE CITY OF ANKENY, IOWA

By: Amy S. Beattie
Amy S. Beattie, City Attorney

THIS OFFER IS ACCEPTED on this 5th day of August, 2016.

By: Karl Chorvat

By: Paul Meyer

Approved by the City Council of the City of Ankeny on the _____ day of _____, 2016, by Resolution No. _____.

By: _____
Gary Lorenz, Mayor

Attest: _____
Pamela DeMouth, City Clerk



WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266,
Phone: (515) 274-1450

Taxpayer Information: (Name and complete address)

State of Iowa, c/o City of Ankeny, Iowa, 220 West First Street, Ankeny, IA 50023

Return Document To: (Name and complete address)

Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266

Grantors:

Karl Chevrolet, Inc.

Grantees:

City of Ankeny, Iowa

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of _____ Ten _____ Dollar(s) and
other valuable consideration, _____ Karl Chevrolet, Inc.
a corporation organized and existing under the laws of Iowa
_____ does hereby Convey to
State of Iowa

_____ the following described real estate in _____ Polk _____ County, Iowa:
See Legal on attached Acquisition Plat

This deed is exempt according to Iowa Code 428A.2(6).

The Corporation hereby covenants with grantees, and successors in interest, that it holds the
real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate;
that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may
be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the
singular or plural number, according to the context.

Dated on 8-5-16.

Karl Chevrolet, Inc., a(n) a(n) Iowa corporation

By Carl D. Moyer By _____
Carl D. Moyer, President

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on _____, by Carl D. Moyer
as President
of Karl Chevrolet, Inc.



Shawn E. Ramirez
Signature of Notary Public

WHEN RECORDED RETURN TO:

City of Ankeny
Attn: City Clerk
410 West First Street
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, Brick Gentry, P.C., 6701 Westown Parkway, Suite 100, West Ankeny, IA 50266 (515) 963-3541

**TEMPORARY EASEMENT FOR CONSTRUCTION AND
CONSTRUCTION-RELATED ACTIVITIES**

Karl Chevrolet, Inc. (hereinafter referred to as the "Grantor"), in consideration of Two Thousand Six Hundred Fifty and 00/100 Dollars (\$2,650.00), to be paid by the City of Ankeny, Iowa, upon final approval and acceptance of this Easement, does hereby convey unto the State of Iowa, (hereinafter referred to as the "State"), a Temporary Easement for Construction under, over, through and across the following described property.

See Acquisition Plat attached hereto as Exhibit "A"

(hereinafter referred to as the "Easement Area"). Said Easement allows the State, its agents, contractors and employees, and other permitted parties including but not limited to electric, cable and telecommunications utilities and their respective agents, contractors and employees, a right of entry in, upon and onto the above described Easement Area for the IA 160/SE Oralabor Road and SE Delaware Avenue Roadway and Traffic Signal Improvements Project, which purpose includes any and all construction-related activities.

It is understood that, upon completion of this project, the State shall restore the Easement Area to its original condition as reasonably possible, including but not limited to restoration of lawns by sodding or seeding, replacement of concrete or asphalt driveways removed for grading or access purposes, and replacement of fences or other structures that may be removed or damaged by the State and/or permitted parties during the course of construction, except that the following items shall not be restored by the State or permitted parties but are instead compensated for the consideration paid for in this Easement as set forth above. (List items below or state "none").

NONE

It is further understood that the consideration set forth in this Easement shall constitute full and adequate compensation for damages to the above listed items.

It is further understood that the foregoing Easement and release shall be null and void and of no effect whatsoever unless accepted by the City of Ankeny and shall be subject to the following

terms and conditions to which the State, upon acceptance of this instrument by, shall be deemed and to have stipulated and agreed:

1. **DURATION.** It is understood and agreed that this Easement allowing entry in, upon and onto the Easement Area described shall be in effect beginning on the date that the Grantor signs this document until completion of construction of this improvement above described and the State's performance of its obligation hereunder. This Easement shall be binding on Grantor and on Grantor's successors and assigns during construction of this improvement.
2. **GRANTOR'S REPRESENTATION AS TO TENANTS.**

The Grantor states and warrants that there are no tenants on the property where the Property Interests are located, except as listed below:

Furthermore, Grantor shall convey the Property free and clear of leasehold interests and leasehold claims and shall indemnify State against any such claims as a result of this project, unless the claim is due to State's gross negligence.

3. **REMOVAL OF EQUIPMENT.** It is further understood and agreed that the State and/or permitted parties will remove all of said materials and equipment from the above described premises within 10 days after the above described project has been completed.
4. **SPECIAL PROVISIONS.** The property owner has the right to renegotiate construction or maintenance damages in accordance to Iowa Code Section 6B.52.

Signed this 5th day of August, 2016.

GRANTOR:

Karl Chevrolet, Inc.

By: _____

Name: _____

Title: _____

DONATION (OPTIONAL)

It is the understanding of the Grantor that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this temporary easement and **not** receive said compensation, and Grantor waives any and all rights to compensation.

ACCEPTANCE BY CITY:

I, Pamela DeMouth, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Ankeny by Resolution and Roll Call No. _____, passed on the _____ day of _____, 20____, and this certificate is made pursuant to authority contained in said Resolution.

Pamela DeMouth
City Clerk of the City of Ankeny, Iowa

Parcel 23

Ten-Day Waiver

Date: August 5, 2016


Project: City of Ankeny, Iowa
SE Oralabor Road and SE Delaware Avenue Roadway and Traffic Signal
Improvements

Legal Description: See enclosed Easement Plats

We, the undersigned, are aware of our right to review the compensation estimate and Offer to Buy, as provided to us by the City of Ankeny on the above date, for a minimum of ten days.

We are hereby waiving our right to a ten-day review period of the aforementioned documents.

Karl Chevrolet, Inc.

By: 
Name: Carl Meyer
Title: Pres